

APR 15 1986  
E.D. 4  
DATE 3/15/86  
PCV CKB  
TOD  
DE

Matson Homes, Inc.,  
190' S of the  
C/L of Long Lake Dr.  
(12208 Woodlakes  
Rd.)  
4th Election District

86-361-A  
#850

86-361-A  
#850

# PETITION FOR ZONING VARIANCE 4th Election District

LOCATION: West Side of Woodlakes Road, approximately 190 feet of the Centerline of Long Lake Drive (12208 Woodlakes Road)

DATE AND TIME: Monday, March 24, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a minimum side yard setback of 5 feet in lieu of the required 15 feet and to amend the Third Amended Final Development Plan of Hunter's Glen

Being the property of Matson Homes, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for a cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
W/S Woodlakes Rd., approx. : OF BALTIMORE COUNTY  
190' S of C/L of Long Lake :  
Dr. (12208 Woodlakes Rd.)  
4th District :  
MATSON HOMES, INC., : Case No. 86-361-A  
Petitioner

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Matson Homes, Inc., 2045 York Road, Timonium, MD 21093, Petitioner; and Mr. Neil Goldberg, 1 Ewing Dr., Reisterstown, MD 21136, Contract Purchaser.

Peter Max Zimmerman  
Peter Max Zimmerman

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.4 to permit a minimum side yard setback of 5' in lieu of the required 15', and to amend the Third Amended Final Development Plan of Hunter's Glen.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The house being built on Lot #3 on enclosed plat was supposed to be placed 10 feet left of its present location. The builders, Matson Homes, Inc. simply forgot to do this, leaving only 25 feet on the right side of the building. We are planning the addition of a 20 foot garage, and had the builder place the foundation in the correct position, we would have had no trouble staying within the prescribed county code for this subdivision of 15 feet from building to the property line. However, the foundation is set, and the garage addition will reach to within only 5 feet of the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Neil Goldberg  
(Type or Print Name)

Signature: [Signature]

1 Ewing Drive  
Address: (Type or Print Name)

Reisterstown, Maryland  
City and State

Signature: [Signature]

Attorney for Petitioner: (Type or Print Name)

Signature: [Signature]

Address: (Type or Print Name)

City and State: Reisterstown, Maryland

Attorney's Telephone No.: 1 Ewing Dr., Reisterstown, Md. (301) 526-6680

Address: [Address]

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of March, 1986, at 10:00 o'clock a.m.

DATE: March 24, 1986

By: [Signature]  
Zoning Commissioner of Baltimore County.

(over)

December 30, 1985  
Mr. and Mrs. Neil Goldberg  
1 Ewing Drive  
Reisterstown, Maryland 21136

Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
111 W. Chesapeake Avenue Rm. 113  
Towson, Maryland 21204

To Whom It May Concern;

The following paragraph will constitute the Zoning Description required by the County of Baltimore in applying for a variance to the property at 12208 Woodlakes Road, Owings Mills, Md. 21117.

Beginning on the West side of Woodlakes Road, 90 feet wide, at the distance of approximately 190 feet south of the centerline of Long Lake Drive. Being Lot 3, in the subdivision of Hunter's Glen, Book No. 53, Folio 63. Also known as 12208 Woodlakes Road in the 4th Election District.

Any further information required will be supplied at your request.

Regards,

Neil Goldberg  
[Signature]

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 3-4-86

Posted for: Variance

Petitioner: Matson Homes, Inc.

Location of property: W/S of Woodlakes Rd. approx. 190' south of the C/L of Long Lake Drive (12208 Woodlakes Rd.)

Location of Sign: On front of 12208 Woodlakes Rd.

Remarks:

Posted by: [Signature] Date of return: 3-7-86

Number of Signs: 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. Neil Goldberg  
Matson Homes, Inc.  
1 Ewing Drive  
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE  
W/S Woodlakes Rd., approx. 190' of the c/l of  
Long Lake Drive  
(12208 Woodlakes Rd.)  
4th Election District  
Matson Homes, Inc. - Petitioner  
Case No. 86-361-A

Dear Mr. Goldberg:

This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018543

DATE: 3/14/86 ACCOUNT: P-01-615-000

SIGN & POST TO THE SIGNATURE: [Signature] RETURNED: 3/14/86 AMOUNT: \$ 68.00

RECEIVED FROM: Denise Goldberg

Advertising & Posting re Case #86-361-A

FOR: B 8559\*\*\*\*\*DEPT'S 5224F

VALIDATION ON SIGNATURE OF CARRIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,

[Signature]  
Publisher

38-25

86-361-A

## CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,

[Signature]  
Publisher

Cost of Advertising

24.75

86-361-A



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26<sup>th</sup> day of March, 1986, that the Petition for Zoning Variance to permit a minimum side yard setback of 5 feet in lieu of the required 15 feet and, additionally, the amendment to the Third Amended Final Development Plan of Hunter's Glen be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The variance must be utilized within three years from the date of this Order, or if the Petitioner fails to utilize or transfer the property to a third party before the termination of said period, the variance shall become null and void.
2. The proposed garage shall conform aesthetically to the existing house.
3. The existing driveway may be expanded to permit no more than a two-car width, except for the parking area at the house which may be expanded to provide a minimum area necessary for maneuverability into the garage.
4. The Petitioner, by Neil Goldberg, may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ/srl  
cc: Mr. Neil Goldberg  
Mr. Dale B. Chelden  
People's Counsel

Mr. Neil Goldberg  
Matson Homes, Inc.  
1 Ewing Drive  
Reisterstown, Maryland 21136

February 21, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
W/S Woodlawn Rd., approx. 190' of the c/l  
of Long Lake Drive  
(12208 Woodlawn Rd.)  
4th Election District  
Matson Homes, Inc. - Petitioner  
Case No. 86-361-A

TIME: 10:00 a.m.

DATE: Monday, March 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016174

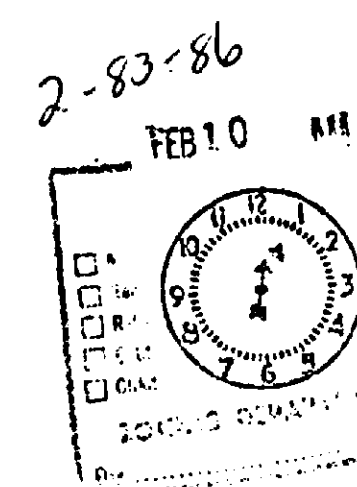
DATE: 12-28-85 ACCOUNT: R-61-075-74

AMOUNT: \$35.00

RECEIVED FROM: *[Signature]* Matson Homes, Inc.

FOR: *[Signature]* for Hunter's Glen

VALIDATION OR SIGNATURE OF CASHIER



**STEVE SIMONS**  
PRODUCTIONS

An International Sports and Entertainment Promotional Firm

February 6, 1986

Mr. James E. Dyer  
Zoning Supervisor  
Baltimore County Office  
Building  
Room #113  
111 W. Chesapeake Blvd.  
Towson, MD. 21204

Dear Mr. Dyer,

On December 30, 1986, I applied for a zoning variance for the structure being built on Lot #3 by Matson Homes, Inc. in the new Hunter's Glen Subdivision in Owings Mills, Md. This property, also known as 12208 Woodlawn Drive is a house which my wife and I are presently the contract purchasers, and on or about March 21, 1986 we will have final closure. The item number for this application is #250. The reason for this letter is to request that, if at all possible, we may be scheduled for a hearing the week of March 17, 1986 and receive a determination on our request prior to moving in. The decision of the county will in no way affect the contractual agreement between ourselves and Matson Homes, Inc., however, what improvements are to be made to the property once it is in our possession will depend greatly on what is decided at the aforementioned hearing. If it is impossible to schedule us prior to the 21st of March, we will understand, bureaucracy, after all, does occasionally work a bit slower than the average person might like.

We appreciate all your help in this matter, and do look forward to hearing from your office one way or another prior to our closing date. Again, thank you for your cooperation.

Regards,

Neil Goldberg  
Vice President  
Steve Simons Productions

Home Office: 280 South Beverly Drive, Suite 309 • Beverly Hills, California 90212 • (213) 275-7096  
East Coast Office: 1 Ewing Drive • Reisterstown, Maryland 21136 • (301) 526-6580

12208 WOODLAWN DR. LOT #4  
OWINGS MILLS, MD. 21117  
301-956-4754

MR. ARNOLD JABLON  
ZONING COMMISSIONER BALTIMORE COUNTY  
111 CHESAPEAKE AVE.  
TOWSON, MD.

MATSON HOMES, INC.

DEAR MR. JABLON:

THE FOLLOWING COMMENTS ARE REGARDING ZONING VARIANCE 86-361-A, LOT #3, HUNTERS GLEN DEVELOPMENT IN BALTIMORE COUNTY. IT IS UNDERSTOOD THAT THE PURPOSE OF THE SAID VARIANCE IS TO PROVIDE A SIDE PROPERTY SET BACK FROM 15 TO 5 FT. IT IS FURTHER UNDERSTOOD THAT IF THE VARIANCE IS APPROVED THAT THE OWNERS PLAN TO BUILD A TWO CAR GARAGE ATTACHED TO THE EXISTING BUILDING. PLEASE LET IT BE UNDERSTOOD THAT MY WIFE AND I ARE STRONGLY AGAINST THE UNCONDITIONAL APPROVAL OF THIS VARIANCE BECAUSE IT IS FELT THAT IF ALLOWED TO BE BUILT WITHOUT ANY LIMITS OR RESTRICTIONS THE RESULTING STRUCTURE COULD BE DETRIMENTAL TO THE VALUE OF OUR ADJACENT PROPERTY AND THE COMMUNITY AS A WHOLE.

WE THEREFORE AGREE TO THIS VARIANCE ONLY IF THE OWNERS OF LOT #3 AGREE TO THE FOLLOWING RESTRICTIONS/CONDITIONS BEING ADDED TO THE APPLICABLE VARIANCE.

1) THAT THE TWO CAR GARAGE PROPOSED BE ATTACHED TO THE EXISTING HOUSE AND CONSTRUCTED IN SUCH A WAY THAT IS CONSISTENT IN ARCHITECTURE, BUILDING MATERIALS, COLOR SELECTION, & QUALITY OF WORKMANSHIP TO THE EXISTING BUILDING ON LOT #3 AND THE HUNTERS GLEN DEVELOPMENT OF BALTIMORE COUNTY AND TO THE OTHER BUILDINGS IN THE HUNTERS GLEN DEVELOPMENT.

Case No. 86-361-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of February, 1986.

Petitioner: Matson Homes, Inc.  
Petitioner's Attorney:

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Received by: *[Signature]*  
Chairman, Zoning Plans  
Advisory Committee

#### BALTIMORE COUNTY, MARYLAND

##### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: March 10, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-361-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

Case # 86-361-A

I David Benman have purchased the lot adjacent to this ordinance and I am not pleased with extension of 12208 Woodlawn Dr. house addition of a two car garage. I understand 12208 wants to convert their one car garage into an office. The addition of this two car garage would come at a later time (approx 2 yrs). I thought county regulations impose a criteria of 15 ft from your property line. Their proposal is 5 feet.

If 12208 Woodlawn Dr. get approval I would like to impose restrictions. 1) County approval 2) have color aluminum siding and 3) a two car drive way into front of the two car garage.

David J Benman

ORDER RECEIVED FOR FILING  
DATE March 10, 1986  
BY *[Signature]*

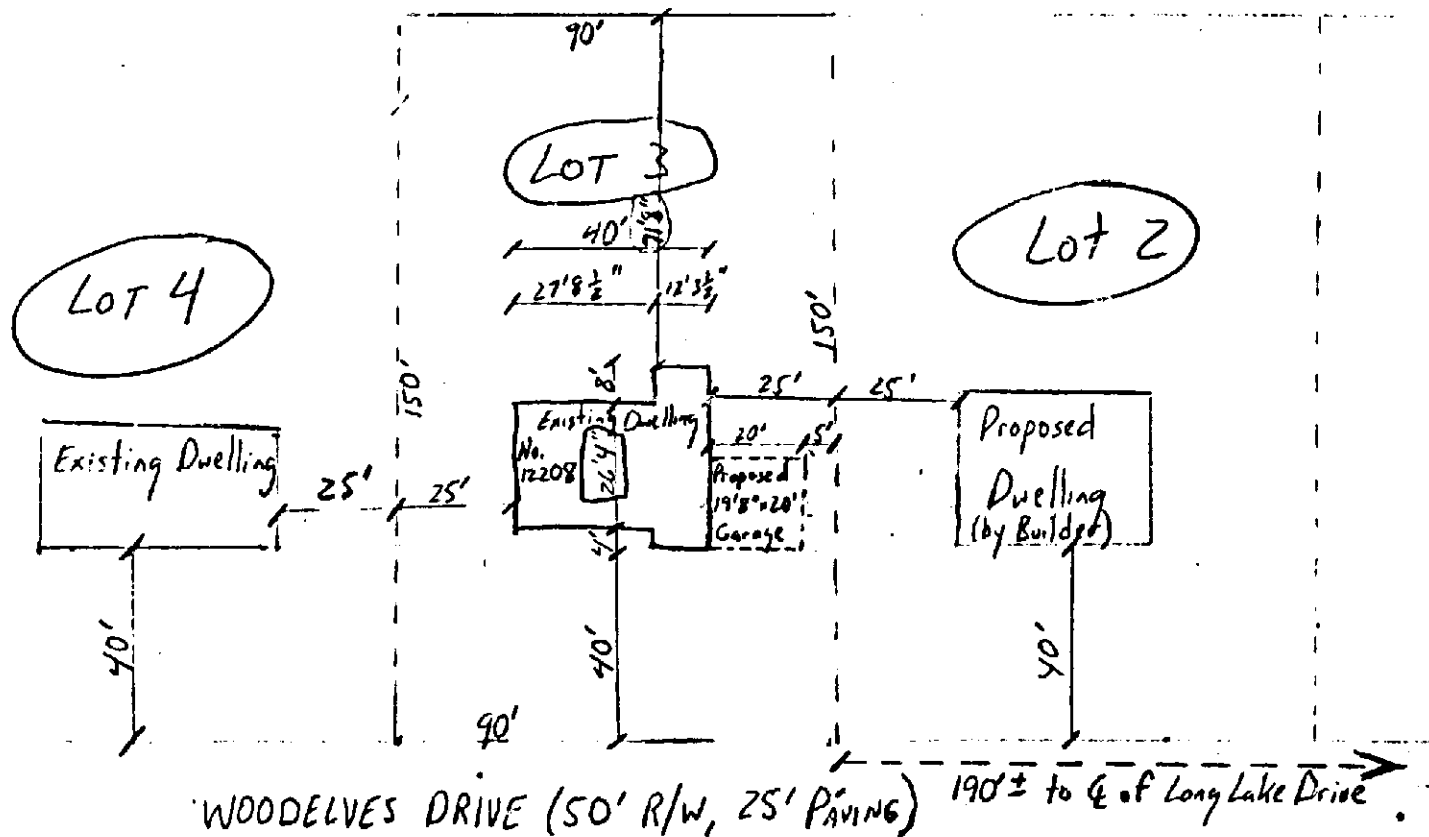
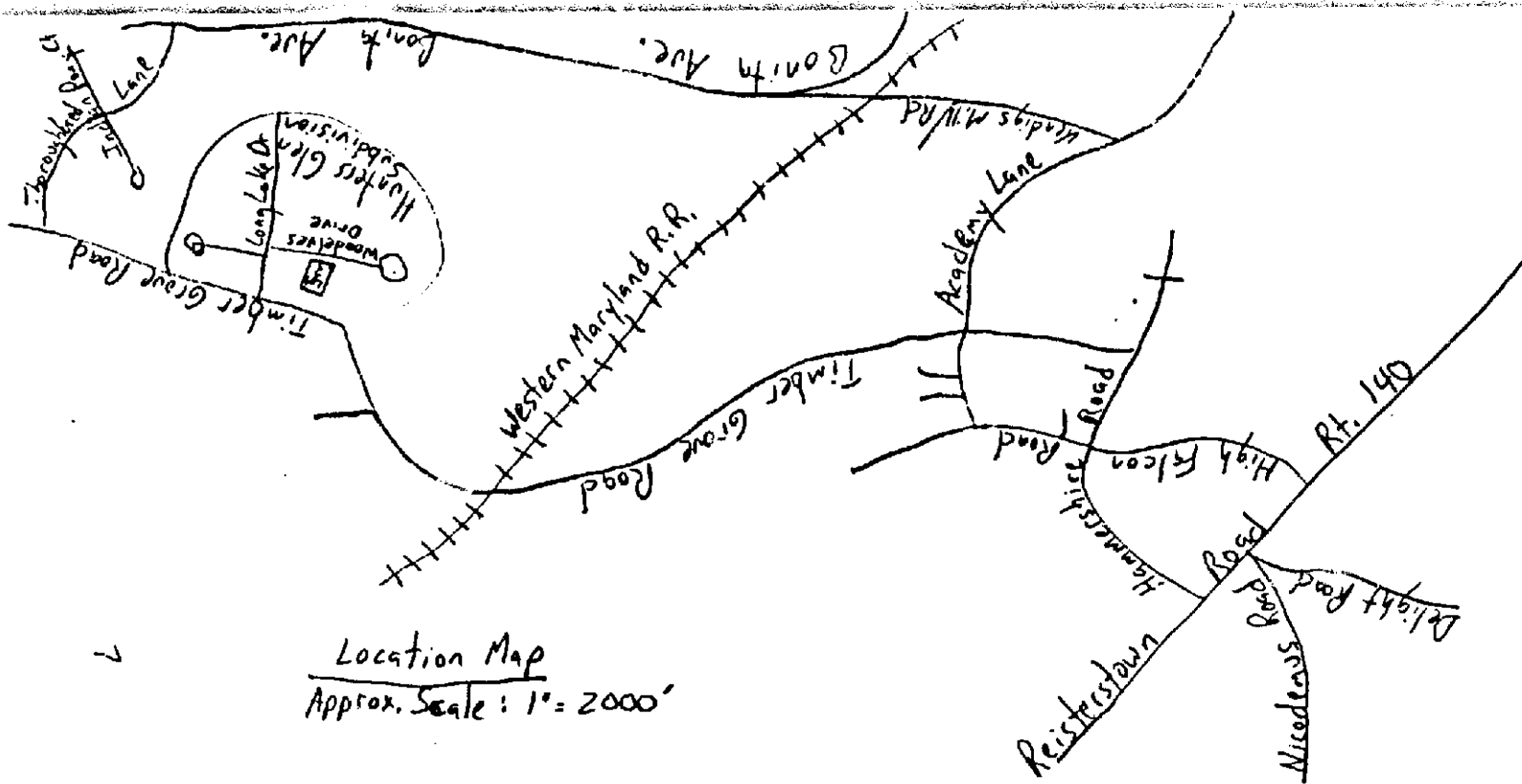
- 1) THAT ANY DRIVE WAY USED OR BUILT IN CONJUNCTION WITH THE PROPOSED GARAGE BE NO WIDER THAN A STANDARD 10 FT WIDE TWO CAR DRIVE WAY AND LEAD DIRECTLY TO THE GARAGE DOOR AND PERPENDICULAR TO THE STREET. ANY EXISTING DRIVE WAY NOT CONFORMING TO THIS AFTER THE PROPOSED GARAGE IS BUILT WILL BE REMOVED AND GRASS PLANTED IN ITS PLACE.
- 2) THAT THE CONVERTED EXISTING GARAGE TO OFFICE HAVE INSTALLED FRENCH DOORS WHERE THE GARAGE DOOR IS PRESENTLY.
- 3) THAT THE PROPOSED OFFICE IS AGREED TO BE USED AS A PRIVATE OFFICE ONLY AND NOT FOR BUSINESS OR COMMERCIAL USE.
- 4) THAT NO FENCE BE ERECTED ALONG THE PROPERTY BORDERS BETWEEN LOTS 294 OR 293 IN THE HUNTERS GLEN DEVELOPMENT AS THIS WOULD ONLY EMPHASIZE THE FACT THAT THE HOUSE IS NOT CENTERED ON THE LOT AND FURTHER CONTRIBUTE TO THE CLOSED IN FEELING CAUSED BY BUILDING A BUILDING SO CLOSE TO THE PROPERTY LINE.
- 5) THAT THE VARIANCE 86-361-A IF APPROVED BE NULL AND VOID IF THE PROPERTY ON LOT #3 IS SOLD OR TRANSFERRED IN ANY WAY.
- 6) THAT THE VARIANCE 86-361-A IS APPLIED FOR THE PURPOSE OF BUILDING A TWO CAR GARAGE.
- 7) THAT WE HAVE THE RIGHT TO REVIEW PLANS PRIOR TO BUILDING PERMITS BEING APPLIED FOR.

*[Signature]* 3/10/86  
DALE B. CHELDEN - CHAIRMAN LOT #4  
HUNTERS GLEN DEVELOPMENT  
BALTIMORE COUNTY



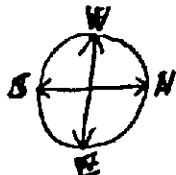






0 10 20 30 40 50 60

Scale  $\frac{1}{4}" = 10'$   
1" = 40'



PLAT FOR ZONING VARIANCE  
CONTRACT PURCHASERS - NEIL AND DENISE GOLDBERG

DISTRICT 4, ZONED D.R. 2  
SUBDIVISION - HUNTER'S GLEN  
LOT 3 - BOOK No. 53 - FOLIO 63  
EXISTING UTILITIES IN WOODELVES DRIVE

#250



APR 15 1986  
E.D. 4  
DATE 3/15/86  
PCV CKB  
TOD  
DE

Matson Homes, Inc.,  
190' S of the  
C/L of Long Lake Dr.  
(12208 Woodlakes Rd.)  
4th Election District

86-361-A  
#856

86-361-A  
#856

86-361-A  
#856

# PETITION FOR ZONING VARIANCE 4th Election District

LOCATION: West Side of Woodlakes Road, approximately 190 feet of the Centerline of Long Lake Drive (12208 Woodlakes Road)

DATE AND TIME: Monday, March 24, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a minimum side yard setback of 5 feet in lieu of the required 15 feet and to amend the Third Amended Final Development Plan of Hunter's Glen

Being the property of Matson Homes, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for a cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
W/S Woodlakes Rd., approx. : OF BALTIMORE COUNTY  
190' S of C/L of Long Lake :  
Dr. (12208 Woodlakes Rd.)  
4th District :  
MATSON HOMES, INC., : Case No. 86-361-A  
Petitioner

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Matson Homes, Inc., 2045 York Road, Timonium, MD 21093, Petitioner; and Mr. Neil Goldberg, 1 Ewing Dr., Reisterstown, MD 21136, Contract Purchaser.

Peter Max Zimmerman  
Peter Max Zimmerman

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.4 to permit a minimum side yard setback of 5' in lieu of the required 15', and to amend the Third Amended Final Development Plan of Hunter's Glen.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The house being built on Lot #3 on enclosed plat was supposed to be placed 10 feet left of its present location. The builders, Matson Homes, Inc. simply forgot to do this, leaving only 25 feet on the right side of the building. We are planning the addition of a 20 foot garage, and had the builder place the foundation in the correct position, we would have had no trouble staying within the prescribed county code for this subdivision of 15 feet from building to the property line. However, the foundation is set, and the garage addition will reach to within only 5 feet of the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Neil Goldberg  
(Type or Print Name)

Signature: [Signature]

1 Ewing Drive  
Address: (Type or Print Name)

Reisterstown, Maryland  
City and State

Signature: [Signature]

Attorney for Petitioner: (Type or Print Name)

Signature: [Signature]

Address: (Type or Print Name)

City and State: Reisterstown, Maryland

Attorney's Telephone No.: 1 Ewing Dr., Reisterstown, Md. (301) 526-6680

Address: [Address]

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of March, 1986, at 10:00 o'clock a.m.

Arnold Jarlon  
Zoning Commissioner of Baltimore County

(over)

December 30, 1985  
Mr. and Mrs. Neil Goldberg  
1 Ewing Drive  
Reisterstown, Maryland 21136

Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
111 W. Chesapeake Avenue Rm. 113  
Towson, Maryland 21204

To Whom It May Concern;

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Beginning on the West side of Woodlakes Road, 90 feet wide, at the distance of approximately 190 feet south of the centerline of Long Lake Drive. Being Lot 3, in the subdivision of Hunter's Glen, Book No. 53, Folio 63. Also known as 12208 Woodlakes Road in the 4th Election District.

Any further information required will be supplied at your request.

Regards,

Neil Goldberg  
[Signature]

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 3-4-86

Posted for: Variance

Petitioner: Matson Homes, Inc.

Location of property: W/S of Woodlakes Rd. approx. 190' south of the C/L of Long Lake Drive (12208 Woodlakes Rd.)

Location of Sign: On front of 12208 Woodlakes Rd.

Remarks: [Signature]

Posted by: [Signature] Date of return: 3-7-86

Number of Signs: 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER  
March 12, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. Neil Goldberg  
Matson Homes, Inc.  
1 Ewing Drive  
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RE: PETITION FOR ZONING VARIANCE  
W/S Woodlakes Rd., approx. 190' of the c/l of  
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Matson Homes, Inc. - Petitioner  
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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018543

DATE: 3/14/86 ACCOUNT: P-01-615-000

SIGN & POST TO THE  
RETURNED: [Signature] AMOUNT: \$ 68.00

RECEIVED BY: Denise Goldberg

Advertising & Posting re Case #86-361-A

FOR: B 8559\*\*\*\*\*DEPT'S 5224F

VALIDATION ON SIGNATURE OF CARRIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986.

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TOWSON TIMES,

[Signature]  
Publisher

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86-361-A



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4. The Petitioner, by Neil Goldberg, may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Mr. Neil Goldberg  
Mr. Dale B. Chelden  
People's Counsel

Mr. Neil Goldberg  
Matson Homes, Inc.  
1 Ewing Drive  
Reisterstown, Maryland 21136

February 21, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
W/S Woodlawn Rd., approx. 190' of the c/l  
of Long Lake Drive  
(12208 Woodlawn Rd.)  
4th Election District  
Matson Homes, Inc. - Petitioner  
Case No. 86-361-A

TIME: 10:00 a.m.

DATE: Monday, March 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016174

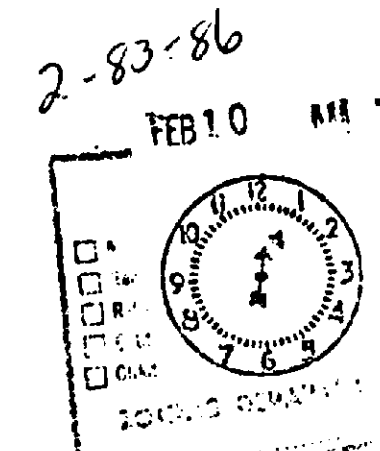
DATE: 12-28-85 ACCOUNT: R-61-075-74

AMOUNT: \$35.00

RECEIVED FROM: *[Signature]* Matson Homes, Inc.

FOR: *[Signature]* for Hunter's Glen

VALIDATION OR SIGNATURE OF CASHIER



**STEVE SIMONS**  
PRODUCTIONS

An International Sports and Entertainment Promotional Firm

February 6, 1986

Mr. James E. Dyer  
Zoning Supervisor  
Baltimore County Office  
Building  
Room #113  
111 W. Chesapeake Blvd.  
Towson, MD. 21204

Dear Mr. Dyer,

On December 30, 1986, I applied for a zoning variance for the structure being built on Lot #3 by Matson Homes, Inc. in the new Hunter's Glen Subdivision in Owings Mills, Md. This property, also known as 12208 Woodlawn Drive is a house which my wife and I are presently the contract purchasers, and on or about March 21, 1986 we will have final closure. The item number for this application is #250. The reason for this letter is to request that, if at all possible, we may be scheduled for a hearing the week of March 17, 1986 and receive a determination on our request prior to moving in. The decision of the county will in no way affect the contractual agreement between ourselves and Matson Homes, Inc., however, what improvements are to be made to the property once it is in our possession will depend greatly on what is decided at the aforementioned hearing. If it is impossible to schedule us prior to the 21st of March, we will understand, bureaucracy, after all, does occasionally work a bit slower than the average person might like.

We appreciate all your help in this matter, and do look forward to hearing from your office one way or another prior to our closing date. Again, thank you for your cooperation.

Regards,

Neil Goldberg  
Vice President  
Steve Simons Productions

Home Office: 280 South Beverly Drive, Suite 309 • Beverly Hills, California 90212 • (213) 275-7096  
East Coast Office: 1 Ewing Drive • Reisterstown, Maryland 21136 • (301) 526-6580

12208 WOODLAWN DR. LOT #3  
OWINGS MILLS, MD. 21117  
301-956-4754

MR. ARNOLD JABLON  
ZONING COMMISSIONER BALTIMORE COUNTY  
111 CHESAPEAKE AVE.  
TOWSON, MD.

MATSON HOMES, INC.

DEAR MR. JABLON:

THE FOLLOWING COMMENTS ARE REGARDING ZONING VARIANCE 86-361-A, LOT #3, HUNTER'S GLEN DEVELOPMENT IN BALTIMORE COUNTY. IT IS UNDERSTOOD THAT THE PURPOSE OF THE SAID VARIANCE IS TO PROVIDE A SIDE PROPERTY SET BACK FROM 15 TO 5 FT. IT IS FURTHER UNDERSTOOD THAT IF THE VARIANCE IS APPROVED THAT THE OWNERS PLAN TO BUILD A TWO CAR GARAGE ATTACHED TO THE EXISTING BUILDING. PLEASE LET IT BE UNDERSTOOD THAT MY WIFE AND I ARE STRICTLY AGAINST THE UNCONDITIONAL APPROVAL OF THIS VARIANCE BECAUSE IT IS FELT THAT IF ALLOWED TO BE BUILT WITHOUT ANY LIMITS OR RESTRICTIONS THE RESULTING STRUCTURE COULD BE DETRIMENTAL TO THE VALUE OF OUR ADJACENT PROPERTY AND THE COMMUNITY AS A WHOLE.

WE THEREFORE AGREE TO THIS VARIANCE ONLY IF THE OWNERS OF LOT #3 AGREE TO THE FOLLOWING RESTRICTIONS/CONDITIONS BEING ADDED TO THE APPLIED FOR VARIANCE.

1) THAT THE TWO CAR GARAGE PROPOSED BE ATTACHED TO THE EXISTING HOUSE AND CONSTRUCTED IN SUCH A WAY THAT IS CONSISTENT IN ARCHITECTURE, BUILDING MATERIALS, COLOR SELECTION, & QUALITY OF WORKMANSHIP TO THE EXISTING BUILDING ON LOT #3 AND THE HUNTER'S GLEN DEVELOPMENT OF BALTIMORE COUNTY AND TO THE OTHER BUILDINGS IN THE HUNTER'S GLEN DEVELOPMENT.

ORDER RECEIVED FOR FILING  
DATE March 10, 1986  
BY *[Signature]*

① THAT ANY DRIVE WAY USED OR BUILT IN CONJUNCTION WITH THE PROPOSED GARAGE BE NO WIDER THAN A STANDARD 10 FT WIDE TWO CAR DRIVE WAY AND LEAD DIRECTLY TO THE GARAGE DOOR AND PERPENDICULAR TO THE STREET. ANY EXISTING DRIVE WAY NOT CONFORMING TO THIS AFTER THE PROPOSED GARAGE IS BUILT WILL BE REMOVED AND GRASS PLANTED IN ITS PLACE.

② THAT THE CONVERTED EXISTING GARAGE TO OFFICE HAVE INSTALLED FRENCH DOORS WHERE THE GARAGE DOOR IS PRESENTLY. THE PROPOSED OFFICE IS AGREED TO BE USED AS A PRIVATE OFFICE ONLY AND NOT FOR BUSINESS OR COMMERCIAL USE.

③ THAT NO FENCE BE ERECTED ALONG THE PROPERTY BORDERS BETWEEN LOTS 294 OR 293 IN THE HUNTER'S GLEN DEVELOPMENT AS THIS WOULD ONLY EMPHASIZE THE FACT THAT THE HOUSE IS NOT CENTERED ON THE LOT AND FURTHER CONTRIBUTE TO THE CLOSED IN FEELING CAUSED BY BUILDING A BUILDING SO CLOSE TO THE PROPERTY LINE.

④ THAT THE VARIANCE 86-361-A IF APPROVED BE NULL AND VOID IF THE PROPERTY ON LOT #3 IS SOLD OR TRANSFERRED IN ANY WAY.

⑤ THAT THE VARIANCE 86-361-A IS APPLIED FOR THE PURPOSE OF BUILDING A TWO CAR GARAGE.

⑥ THAT WE HAVE THE RIGHT TO REVIEW PLANS PRIOR TO BUILDING PERMITS BEING APPLIED FOR.

*[Signature]* 3/1/86  
DALE B. CHELDEN - CHAIRMAN LOT #4  
HUNTER'S GLEN DEVELOPMENT  
BALTIMORE COUNTY

Date 3/2/86

Case # 86-361-A

I David Benman have purchased the lot adjacent to this ordinance and I am not pleased with extension of 12208 Woodlawn Dr house addition of a two car garage. I understand 12208 wants to convert their one car garage into an office. The addition of this two car garage would come at a later time (approx 2 yrs). I thought county regulations impose a criteria of 15 ft from your property line. Their proposal is 5 feet.

If 12208 Woodlawn Dr get approval I would like to impose restrictions. 1) County approval 2) have color aluminum siding and 3) a two car drive way into front of the two car garage.

David J Benman

Case No. 86-361-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of February, 1986.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Matson Homes, Inc. Received by: *[Signature]*  
Petitioner's Attorney James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: March 10, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-361-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

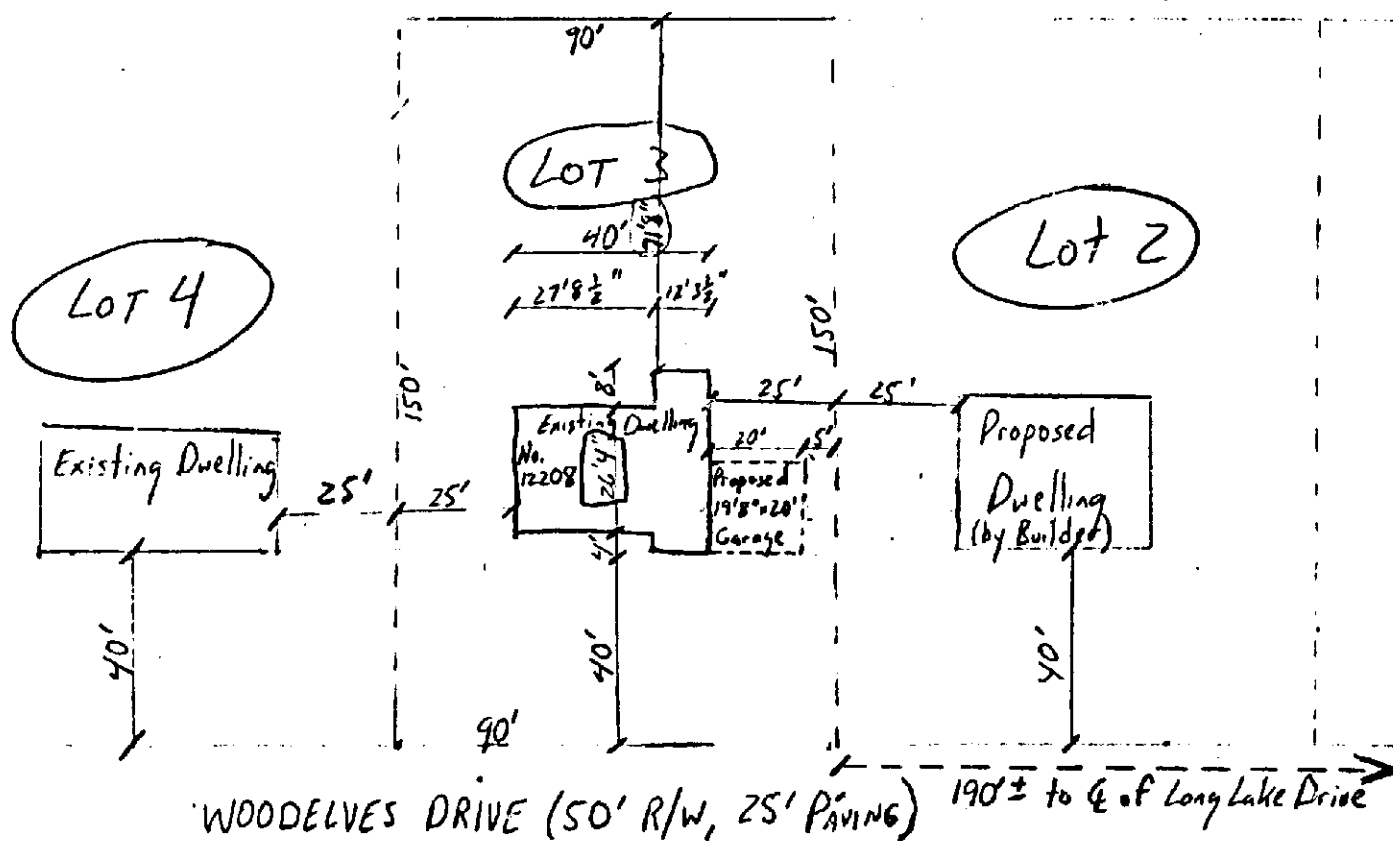
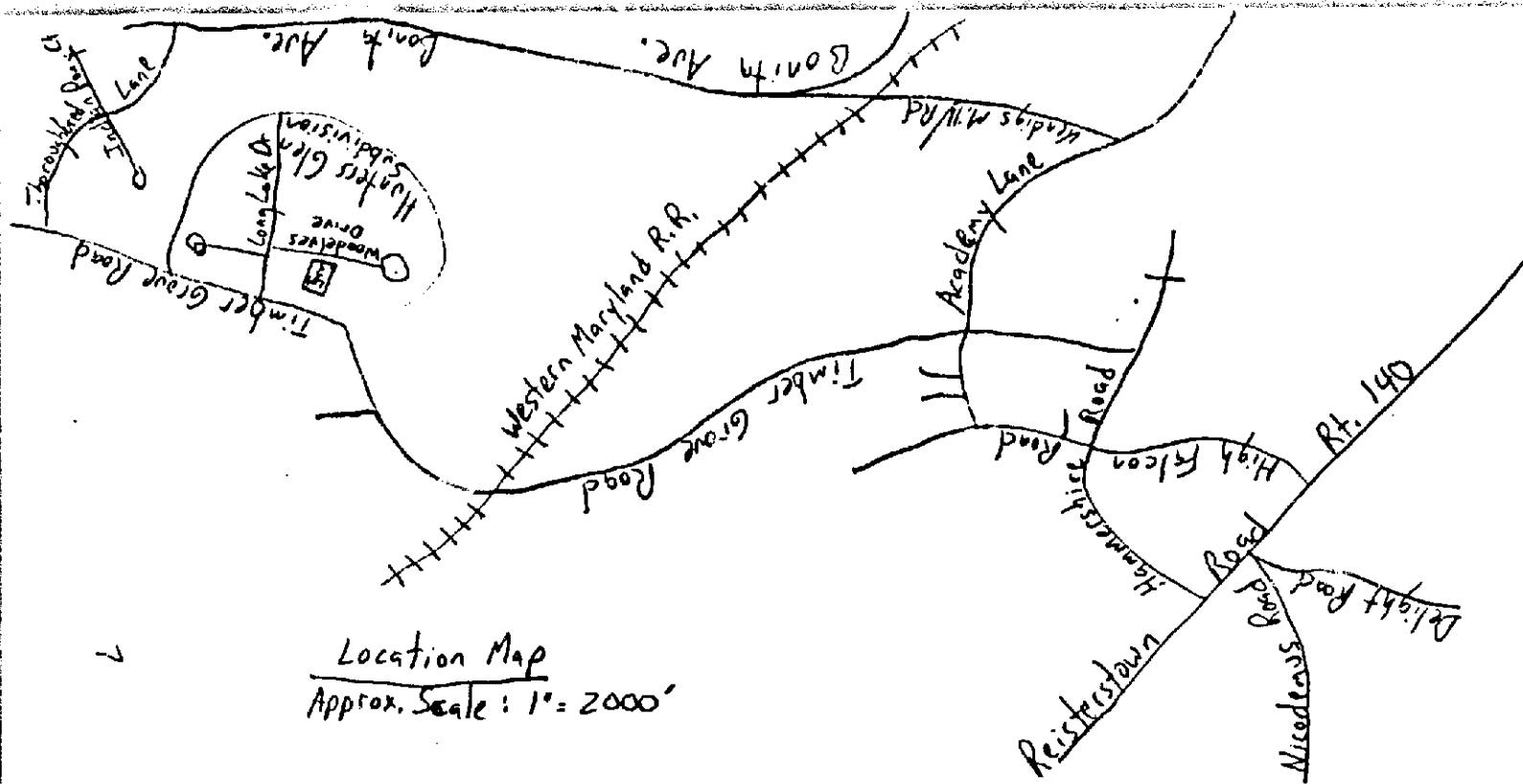
*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm



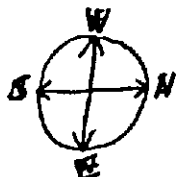






0 10 20 30 40 50 60

Scale  $\frac{1}{4}" = 10'$   
1" = 40'



PLAT FOR ZONING VARIANCE  
CONTRACT PURCHASERS - NEIL AND DENISE GOLDBERG

DISTRICT 4, ZONED D.R. 2  
SUBDIVISION - HUNTER'S GLEN  
LOT 3 - BOOK No. 53 - FOLIO 63  
EXISTING UTILITIES IN WOODELVES DRIVE

#250



APR 15 1986  
E.D. 1-15/86  
DATE 1/15/86  
PCV CKE  
1000  
DE

Matson Homes, Inc.,  
190' S of the  
C/L of Long Lake Dr.  
(12208 Woodlakes Rd.)  
4th Election District

86-361-A  
#850  
86-361-A  
#850

### PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: West Side of Woodlakes Road, approximately 190 feet of the Centerline of Long Lake Drive (12208 Woodlakes Road)

DATE AND TIME: Monday, March 24, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a minimum side yard setback of 5 feet in lieu of the required 15 feet and to amend the Third Amended Final Development Plan of Hunter's Glen

Being the property of Matson Homes, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for a cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
W/S Woodlakes Rd., approx. : OF BALTIMORE COUNTY  
190' S of C/L of Long Lake :  
Dr. (12208 Woodlakes Rd.)  
4th District :  
MATSON HOMES, INC., : Case No. 86-361-A  
Petitioner

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Matson Homes, Inc., 2045 York Road, Timonium, MD 21093, Petitioner; and Mr. Neil Goldberg, 1 Ewing Dr., Reisterstown, MD 21136, Contract Purchaser.

*Peter Max Zimmerman*  
Peter Max Zimmerman

### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.4 to permit a minimum side yard setback of 5' in lieu of the required 15', and to amend the Third Amended Final Development Plan of Hunter's Glen.

The house being built on Lot #3 on enclosed plat was supposed to be placed 10 feet left of its present location. The builders, Matson Homes, Inc. simply forgot to do this, leaving only 25 feet on the right side of the building. We are planning the addition of a 20 foot garage, and had the builder place the foundation in the correct position, we would have had no trouble staying within the prescribed county code for this subdivision of 15 feet from building to the property line. However, the foundation is set, and the garage addition will reach to within only 5 feet of the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Neil Goldberg (Type or Print Name)  
Signature: *Neil Goldberg*

1 Ewing Drive (Type or Print Name)  
Address: Reisterstown, Maryland (Type or Print Name)  
City and State

Attorney for Petitioner: (Type or Print Name) Address Phone No.  
Signature City and State

Name, address and phone number of legal owner, contract purchaser, or representative to be contacted: Neil Goldberg (Type or Print Name)  
Address: 1 Ewing Dr., Reisterstown, Md. (301) 526-6680 (Type or Print Name)  
Phone No.

Attorney's Telephone No.: 1 Ewing Dr., Reisterstown, Md. (301) 526-6680

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of March, 1986, at 10:00 o'clock a.m.

*Arnold Jarlon*  
Zoning Commissioner of Baltimore County.

(over)

December 30, 1985  
Mr. and Mrs. Neil Goldberg  
1 Ewing Drive  
Reisterstown, Maryland 21136

Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
111 W. Chesapeake Avenue Rm. 113  
Towson, Maryland 21204

To Whom It May Concern;

The following paragraph will constitute the Zoning Description required by the County of Baltimore in applying for a variance to the property at 12208 Woodlakes Road, Owings Mills, Md. 21117.

Beginning on the West side of Woodlakes Road, 90 feet wide, at the distance of approximately 190 feet south of the centerline of Long Lake Drive. Being Lot 3, in the subdivision of Hunter's Glen, Book No. 53, Folio 63. Also known as 12208 Woodlakes Road in the 4th Election District.

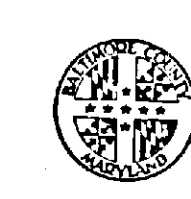
Any further information required will be supplied at your request.

Regards,  
*Neil Goldberg*  
Neil Goldberg

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: 3-4-86  
Posted for: Variance  
Petitioner: Matson Homes, Inc.  
Location of property: W/S of Woodlakes Rd. approx. 190' south of the C/L of Long Lake Drive (12208 Woodlakes Rd.)  
Location of Sign: On front of 12208 Woodlakes Rd.  
Remarks:  
Posted by: *A. J. Jarlon* Date of return: 3-7-86  
Number of Signs: 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. Neil Goldberg  
Matson Homes, Inc.  
1 Ewing Drive  
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE  
W/S Woodlakes Rd., approx. 190' of the c/l of Long Lake Drive (12208 Woodlakes Rd.)  
4th Election District  
Matson Homes, Inc. - Petitioner  
Case No. 86-361-A

Dear Mr. Goldberg:

This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018543

DATE: 3/14/86 ACCOUNT: P-01-615-000  
SIGN & POST TO THE SIGNATURE: *Neil Goldberg* AMOUNT: \$ 68.00  
RECEIVED FROM: *Neil Goldberg*  
FOR: Advertising & Posting re Case #86-361-A  
B 8059\*\*\*\*\*DEPT'S 5224F  
VALIDATION ON SIGNATURE OF CARRIER

### CERTIFICATE OF PUBLICATION

TOWSON, MD, March 5, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,  
*W. Venetuk*  
Publisher

38-25

86-361-A

### CERTIFICATE OF PUBLICATION

TOWSON, MD, March 6, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,  
*W. Venetuk*  
Publisher

Cost of Advertising  
24.75

86-361-A



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26<sup>th</sup> day of March, 1986, that the Petition for Zoning Variance to permit a minimum side yard setback of 5 feet in lieu of the required 15 feet and, additionally, the amendment to the Third Amended Final Development Plan of Hunter's Glen be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The variance must be utilized within three years from the date of this Order, or if the Petitioner fails to utilize or transfer the property to a third party before the termination of said period, the variance shall become null and void.
2. The proposed garage shall conform aesthetically to the existing house.
3. The existing driveway may be expanded to permit no more than a two-car width, except for the parking area at the house which may be expanded to provide a minimum area necessary for maneuverability into the garage.
4. The Petitioner, by Neil Goldberg, may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Mr. Neil Goldberg  
Mr. Dale B. Chelden  
People's Counsel

Mr. Neil Goldberg  
Matson Homes, Inc.  
1 Ewing Drive  
Reisterstown, Maryland 21136

February 21, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
W/S Woodlawn Rd., approx. 190' of the c/l  
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(12208 Woodlawn Rd.)  
4th Election District  
Matson Homes, Inc. - Petitioner  
Case No. 86-361-A

TIME: 10:00 a.m.

DATE: Monday, March 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016174

DATE: 12-28-85 ACCOUNT: R-61-075-74

AMOUNT: \$35.00

RECEIVED FROM: *[Signature]* Matson Homes, Inc.

FOR: *[Signature]* for Hunter's Glen

VALIDATION OR SIGNATURE OF CASHIER

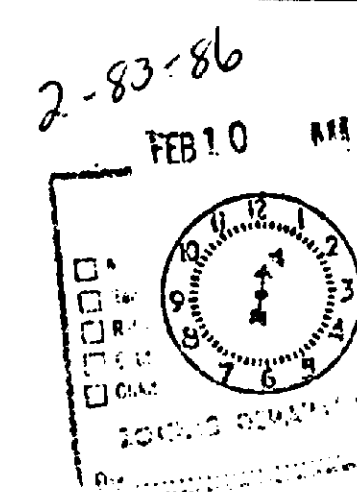
Date 3/22/86

Case # 86-361-A

I David Benman have purchased the lot adjacent to this ordinance and I am not pleased with extension of 12208 Woodlawn Dr. house addition of a two car garage. I understand 12208 wants to convert their one car garage into an office. The addition of this two car garage would come at a later time (approx 2 yrs). I thought county regulations impose a criteria of 15 ft from your property line. Their proposal is 5 feet.

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*[Signature]* David J. Benman



**STEVE SIMONS**  
PRODUCTIONS

An International Sports and Entertainment Promotional Firm

February 6, 1986

Mr. James E. Dyer  
Zoning Supervisor  
Baltimore County Office  
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Vice President  
Steve Simons Productions

Home Office: 280 South Beverly Drive, Suite 309 • Beverly Hills, California 90212 • (213) 275-7096  
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Case No. 86-361-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of February, 1986.

Petitioner Matson Homes, Inc.  
Petitioner's Attorney

*[Signature]*  
Arnold Jablon  
Zoning Commissioner

Received by: *[Signature]*  
Chairman, Zoning Plans  
Advisory Committee

#### BALTIMORE COUNTY, MARYLAND

##### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: March 10, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-361-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

ORDER RECEIVED FOR FILING

DATE March 24, 1986

BY *[Signature]*

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*[Signature]* 3/2/86

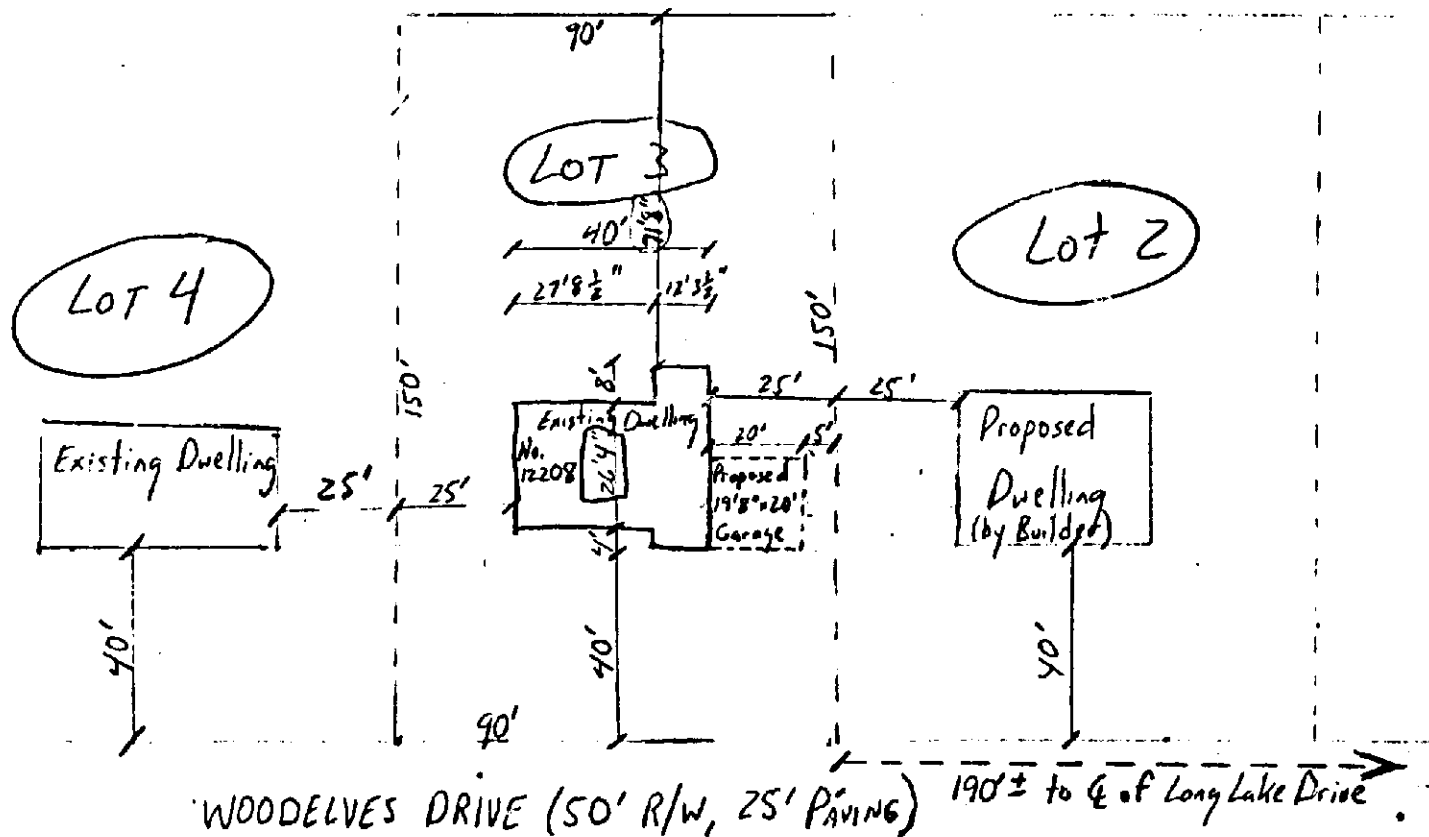
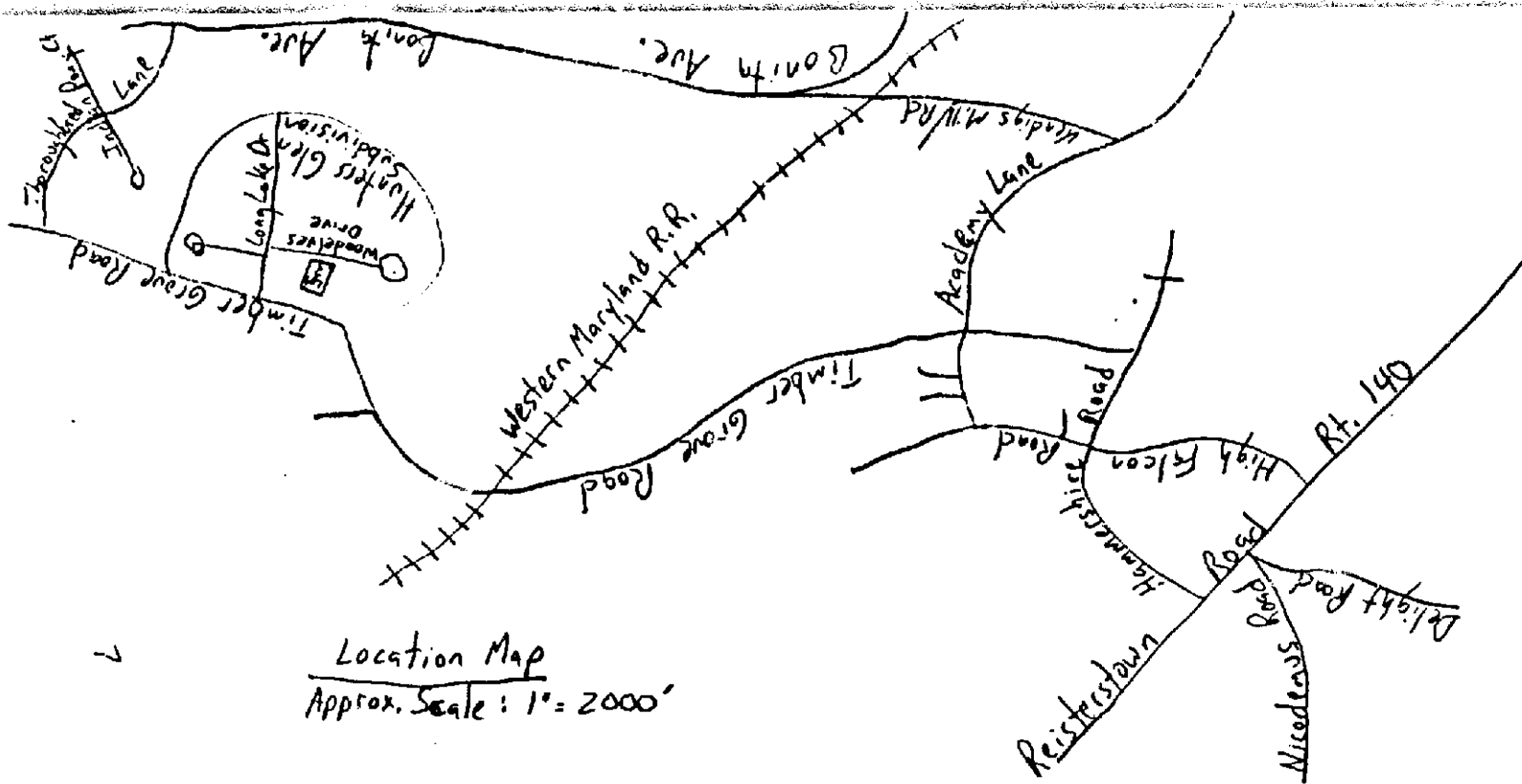
*[Signature]*  
DALE B. CHELDEN  
People's Counsel

*[Signature]*  
CHILDS, LOT #4  
HUNTER'S GLEN DEVELOPMENT  
BALTIMORE COUNTY



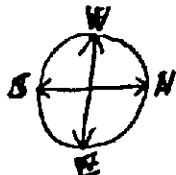






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PLAT FOR ZONING VARIANCE  
CONTRACT PURCHASERS - NEIL AND DENISE GOLDBERG

DISTRICT 4, ZONED D.R. 2  
SUBDIVISION - HUNTER'S GLEN  
LOT 3 - BOOK No. 53 - FOLIO 63  
EXISTING UTILITIES IN WOODELVES DRIVE

#250